



CORPORATE OFFICE

900 Washington, Suite 900
Vancouver, Washington 98660
Phone (360) 693-6650
Fax (360) 693-6275
www.riverviewbank.com

Irrevocable Standby Letter Of Credit

m/003/060

RECEIVED

AUG 18 2005

DIV OF OIL GAS & MINING

Beneficiary:

UTAH DIVISION OF OIL, GAS & MINING
1594 West North Temple, Suite 1210
Box 145801
Salt Lake City, UT 84114-5801

Letter of Credit No: [REDACTED]

AND

US DOI, Bureau of Land Management
2370 South, 2300 West
Salt Lake City, Utah 84119

Date: August 1, 2005

Amount:

U.S. \$74,700.00*****
(Seventy-four thousand, seven hundred
dollars and no/100's U.S. Dollars)

Applicant:

I & P Investments, LLC
10517 NE 50th Avenue
Vancouver, WA 98686

Gentlemen:

We hereby issue our Irrevocable Standby Letter of Credit No. [REDACTED] ("Letter") in favor of the Utah Division of Oil, Gas and Mining for itself and as agent for the USDOI Bureau of Land Management (collectively, the "Beneficiaries") for drawings up to the aggregate amount of U.S. \$74,700.00 (Seventy-four thousand, seven hundred dollars and no/100's U.S. Dollars). This Letter is effective immediately and is presentable and payable at our office at 900 Washington, Suite 900, Vancouver, WA 98660. This Letter expires with our close of business on August 1, 2006. This Letter of Credit will be automatically extended for successive periods of one year from the current or any future expiration date unless the issuer notifies beneficiary, 90 days prior to the expiration date that the issuer does not intend to renew this Letter of Credit or the date upon which sufficient documents are executed by the beneficiary to release I & P Investments, LLC from further liability for reclamation of the Green Peak, M/003/060 with notice to Bank or Surety by the beneficiary accompanied by the original Letter of Credit with directions for cancellation. This Letter cannot be revoked or reduced without the consent of the beneficiary prior to its expiration date.

We hereby undertake to promptly honor your sight draft(s) drawn on us, indicating our Standby Letter of Credit No. [REDACTED], for all or any part of this Credit if presented at the above specified office on or before the expiration date (or any extension of said date in accordance with the terms of this Letter) along with this original Letter with the amount of any draft(s) endorsed on the reverse side. The sight draft marked: "Drawn under the Riverview Community Bank Standby Letter of Credit No. [REDACTED] dated August 1, 2005" and the endorsed original Letter must be accompanied by a statement purportedly executed by an authorized officer of the Beneficiary stating that: "Utah Division of Oil, Gas & Mining and US Department of the Interior, Bureau of Land Management certifies that the amount drawn hereunder represents balances properly and legally owed by I & P Investments, LLC. We certify that I & P Investments, LLC. has been invoiced and the invoices remain unpaid at the time of drawing". You may make multiple draws on this Letter so long as the sum of the amounts which you draw do not exceed the full amount of the Letter and all requests are received before the expiry or extended expiry date of the Letter.

Irrevocable Standby Letter of Credit #
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August 1, 2005

Except so far as otherwise expressly stated, this documentary credit is subject to the laws of the State of Washington and the "Uniform Customs and Practice for Documentary Credits" (1993 Revision) International Chamber of Commerce, Publication No. 500. In the event of any conflict, the laws of the State of Washington will control.

Riverview Community Bank

A handwritten signature in dark ink, appearing to read 'DA Dahlstrom', is written over a horizontal line. The signature is stylized and cursive.

David A. Dahlstrom
Executive Vice President of Credit Administration



BUSINESS & PROFESSIONAL
BANKING

900 Washington Street
Vancouver, Washington 98660
Phone (360) 693-7184
Fax (360) 693-7462

April 6, 2011

Beneficiary:

UTAH DIVISION OF OIL, GAS & MINING
1594 West North Temple, Suite 1210
Box 145801
Salt Lake City, UT 84114-5801

Letter of Credit No: [REDACTED]

Issue Date: August 1, 2005

AND

U.S. DOI, Bureau of Land Management
Utah Division
440 West, 200 South, Suite 500
Salt Lake City, UT 84101

Amount:

U.S. \$74,700.00****
(Seventy-four thousand, seven hundred
dollars and no/100's U.S. Dollars)

Applicant:

I & P Investments, LLC
11204 NW 37th Court
Vancouver, WA 98685

To Whom It May Concern:

This is in regards to the current Irrevocable Standby Letter of Credit No. [REDACTED] ("Letter"), dated August 1, 2005 in favor of the aforementioned beneficiaries for drawings up to the aggregate amount of United States \$74,700.00, by Riverview Community Bank for the Applicant, I & P Investments, LLC, with an initial expiration date of August 1, 2006.

It is a condition of this Letter that it is deemed to be automatically extended without amendment for successive one year periods from the initial expiry date or any future expiration date unless 90 days prior to any expiration date we notify you by registered mail that we elect, in our sole discretion, not to consider this Letter renewed for any such additional period.

As per these conditions we hereby formally notify the beneficiaries, the Utah Division of Oil, Gas and Mining for itself and as agent for the U.S. DOI Bureau of Land Management, that Riverview Community Bank has elected not to renew the Letter and will terminate the Letter as of the expiry date of August 1, 2011.

Riverview Community Bank


David A. Dahlstrom
EVP & Chief Credit Officer

CC: Michael Pauletto, I & P Investments, LLC
David Imper, I & P Investments, LLC